



20041101000600240 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
11/01/2004 11:27:00 FILED/CERTIFIED

Send Tax Notice to:
Leonard and Peggy LeSueur
P.O. Box 308
Alabaster, AL 35007

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, *10 Thousand* R

That in consideration of **One and no/100 (\$1.00) Dollars**, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Stephen P. LeSueur**, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto **Peggy LeSueur** and **Leonard Paul LeSueur**, as joint tenants with right of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 140 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the northerly right of way line of 1st Court and the westerly right of way line of 2nd Court, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said westerly right of way line of 2nd Court for 74.76 feet; thence 90 deg. 00 min. right and run southeasterly for 30.00 feet to a point on the easterly right of way line of 2nd Court; thence 90 deg. 00 min. left and run northeasterly along said easterly right of way line of 2nd Court for 86.00 feet to the point of beginning; thence 90 deg. 00 min. right and run southeasterly for 100.00 feet; thence 90 deg. 00 min. left and run northeasterly for 90.00 feet; thence 90 deg. 00 min. left and run northwesterly for 100.00 feet to a point on the easterly right of way line of 2nd Court; thence 90 deg. 00 min. left and run southwesterly along said easterly right of way line of 2nd Court for 90.00 feet to the point of beginning.

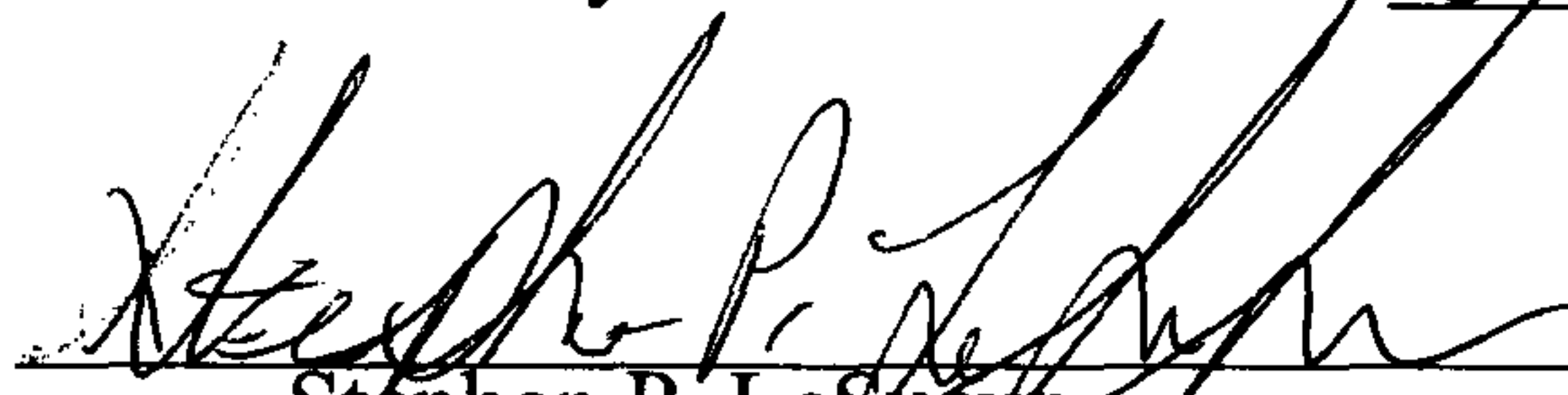
The above property does not constitute any part of the homestead of the grantor or his spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2004.


Stephen P. LeSueur

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stephen P. LeSueur**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2004.


Notary Public
10/26/2008